

## Did you know?

Asking the right questions before you purchase a property can save you from unexpected problems including settlement delays, additional costs and retrospective planning and building approvals.



# NEED MORE INFORMATION?

Head to [denmark.wa.gov.au](https://denmark.wa.gov.au)

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- [enquiries@denmark.wa.gov.au](mailto:enquiries@denmark.wa.gov.au)
- (08) 9848 0300
- 953 South Coast Highway  
(9am-4pm Mon-Fri)



Current at 20 May 2024

# BUYING A PROPERTY



## What is the property zoning?

All properties are identified in the Shire's Town Planning Scheme by a zone. The zone directs how the land may be used, the standards for development, and when approval from the Shire is required.

You can find out the zoning of a property at: [www.denmark.wa.gov.au/build-plan-develop/planning-building-services/mapping.aspx](http://www.denmark.wa.gov.au/build-plan-develop/planning-building-services/mapping.aspx)

To find out whether the zoning allows you to use the land or develop how you would like to, contact the Shire or take a look at the Town Planning Scheme: [www.wa.gov.au/government/document-collections/shire-of-denmark-planning-information](http://www.wa.gov.au/government/document-collections/shire-of-denmark-planning-information)

## Are there any easements or covenants on the land title?

Individual properties may have restrictions on the land title, such as covenants, easements, memorials or notifications. This can affect how you can use and develop your property.

Contact the selling agent or current landowner to find out more or apply online for a Property Interest Report at [www.landgate.wa.gov.au](http://www.landgate.wa.gov.au)

## What other requirements might apply to a property?

A property may also be designated with one or more of the following:

- **Bushfire Prone Area** – requires an assessment of bushfire risk for new development and may apply an increased construction standard.
- **Building Envelopes** – sets the area of a lot that can be developed (see our info brochure on this topic).
- **Heritage listing** – may limit development of important heritage features.
- **Special Control Areas** – may limit land use and development for a special purpose (eg. within close proximity of an airport, or within an area of outstanding landscape values).

## How do I know if utility services are connected?

The availability of working service connections for water, sewerage, electricity, telephone, NBN and gas can be requested from the selling agent or current landowner and verified with the service provider (Water Corporation, Synergy, etc.).

## How do I know if the buildings are approved?

You can request copies of approved plans to ensure that approvals are in place and buildings have been constructed as per approvals. The Shire can provide copies of approved plans on record with the consent of the current landowner, but contact the selling agent or current landowner first who may have these already.



*Don't miss a thing!  
Remember to update your contact details  
with the Shire when you move.*